



City of Santa Barbara
Planning Division

Memorandum

DATE: February 23, 2006

TO: Single Family Design Guidelines/Neighborhood Preservation
Ordinance Update Steering Committee

FROM: Heather Baker, AICP, Project Planner

SUBJECT: Changes to Single Family Residential Design Guidelines
Since Last Steering Committee Meeting

Throughout 27 Steering Committee meetings, Staff options for recommendations were presented to the Steering Committee. The Steering Committee responded to the options with various recommendations. However, the Steering Committee expressed concern that the adoption package as a whole would cohesively fit together, since topics were considered separately as part of sequent "Issue Papers" on different topics. Staff compiled the documents into an "Update Package" (SFDG, ABR Guidelines & Municipal Code Changes Summary). During the compilation, Staff received input from additional Community Development Staff members and received additional City Attorney input. As a result of the additional input and Staff analysis, changes were made to the Update Package for the Steering Committee's consideration.

This memo tracks the changes which Staff recommends which are different or new since previous Steering Committee recommendations were given regarding the Single Family Design Guideline (SDFDG). Two meetings are scheduled for the Steering Committee to review the Update Package; this memo to the Steering Committee is simply a reference tool, it isn't part of the NPO/SFDG Update Package. Steering Committee recommendations implemented with no significant changes are not listed in this memo. This Memo will not be forwarded to other review bodies with the Adoption Package.

Photograph Addresses. Staff considered whether or not to provide the addresses of homes pictured in the Guidelines as positive Santa Barbara development examples. There is no requirement that permission be received from homeowners to photograph their homes, however, were Staff to publish the address of a home, it would be courteous to ask specific permission from each owner. For this 2/06 draft publication, Staff attempted to balance providing helpful information to the public (by facilitating access to positive project reference examples) with reasonably protecting individual homeowners' privacy. Staff chose to provide simply the street name of the positive

photo examples of homes shown in the Guidelines. Another option would be to provide the street name and block of the home pictured or, simply the general plan neighborhood the home is located in. Staff seeks the Steering Committee's guidance regarding this issue for the 4/06 Draft publication.

Size, Bulk, Scale and Other Definitions.

Steering Committee Recommendation: Add definitions of size, bulk and scale to the SFDG.

Update: Steering Committee member, Planning Commissioner and author of *A Comparative Analysis of Three Story Buildings for Downtown Santa Barbara with Respect to Size, Mass, Bulk and Scale*, Bill Mahan, contacted Staff during the Single Family Design Guidelines administrative update process. He suggested that the definition of volume be further simplified and the definition of bulk slightly clarified. The changes appear minor to Staff and increase clarity. Other definitions were also added to the glossary, for example Staff drafted a definition of "articulation", again with Bill Mahan's assistance, and a definition of "human scale" was added to the SFDG Glossary per SFDG Layout Steering Subcommittee direction.

Origin: Steering Committee Meeting #6 Motion.

Implementation Notes: See Glossary definitions in the Draft Updated Single Family Design Guidelines (SFDG).

Trash and Space Allocation Information. Development on constrained sites can often lead to problems with appropriate trash and recycling space allocation. This new information can help homeowner's plan for enough space for convenient trash and recycling receptacles in their yards while meeting Ordinance requirements.

Bicycle Parking Tips Added. These tips were included in keeping with the new inclusion of sustainability concepts in this document. Bicycle parking is of course, not required for single family homes, but this information may help homeowner's plan to create convenient bicycle parking if they are interested in the idea.

Landscaping Section Moved to ABR Guidelines. The ABR Guidelines contain much more extensive information about how to appropriately landscape projects. To avoid duplication of information and encourage readers to obtain more thorough information, the landscape guidelines were removed from the SFDG and combined with the ABR Guidelines. References to the ABR Landscape Guidelines are included in the updated SFDG.

Reflection of Staff-Recommended Municipal Code Changes. New Municipal Code Staff recommended changes are reflected in the Single Family Design Guidelines. Items include Staff recommended revised findings, retaining wall height limitations as guidelines rather than an ordinance, and different grading quantity trigger. These changes reflected in the Guidelines related to the Municipal Code are described in the memo regarding changes to the Municipal Code (refer to the memo with the blue cover).